



# GETTING THE CITY OUT OF THE WAY

City Council – 12 May 2015



# A BETTER WAY TO DO BUSINESS

- Emerging Districts
- Adaptive Reuse
- Flexible Approach
- Reduced Costs



# EMERGING DISTRICTS

- Arts District, Chelsea, 35<sup>th</sup> Street, 5 Points
  - Limited areas where experimentation and innovation could be encouraged
- Instead of supposing the worst—try something and hope for the best
  - Zoning flexibility—increase types of uses, broaden scope of certain uses, eliminate some special exceptions, experiment with more flexible parking
  - Building code flexibility—apply renovation standards more freely for change of use groups, consider requiring maximum occupancy floor plan instead of all possible configurations
- Can serve as test areas for measures that can be extended Citywide



# ADAPTIVE REUSE

- Structures worth saving
  - Historic districts (where tax credits may help)
  - Encourage increased use of tax abatement (apply Enterprise Zone standards in Emerging Districts?)
  - Interesting architecture or history
  - Well-constructed with lots of useful life remaining
- Apply building renovation codes instead of new construction codes
- Offer inspections in lieu of full architectural plans
  - Ensure basic life safety requirements are fully met
  - Apply when change of use is to same or lesser intensity use group as previous tenant





# FLEXIBLE APPROACH

- Evaluate benefit/cost ratio for certain regulations
- Determine if there are non-regulatory means to the same end
- Consider substituting administrative processes for legislative acts
- Consider dialing back low-benefit/high-cost rules
  - Possible example: 24-hour and ABC special exceptions for grocery stores



# REDUCED COSTS

- Waive or reduce fees charged by City
  - Limit to Emerging Districts
  - Focused on certain types of uses or characteristics (e.g. job creation)
- Reduce or eliminate processes that are ineffective or establish a performance standard that can achieve same effect



# IMPLEMENTATION

- Zoning Ordinance Rewrite
  - Performance standards
  - Administrative processes
  - Enhanced enforcement options (e.g. civil penalties)
  - Improved use definitions
- Emerging Districts
  - Eased Building Code application
  - Limited use and regulatory requirement experimentation

